

Sale # \_\_\_\_\_

## NOTICE OF SHERIFF'S SALE

### TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES

By virtue of a certified copy of the decrees to me directed from the Clerk of Miami County, Indiana, in Cause No. 52D02-1112-MF-00302 wherein WBCMT 2006-C27 Peru Homes, LLC, was Plaintiff and the Defendants were Jancy, LLC; Gary A. Balkenbusch; Kevin C. Neville; and the Treasurer of Miami County, Indiana, requiring me to make the sum as provided for in said Decrees with interest and costs, I will expose at public sale to the highest bidder, on the 26<sup>th</sup> day of June, at the hour of 10 A.M., or as soon thereafter as possible, at MIAMI COUNTY SHERIFF'S OFFICE  
1104 WEST 200 NORTH, the fee  
PERU, IN 46970  
simple of the whole body of Real Estate located in Miami County, Indiana:

**Legal Description: SHERWOOD COURT MOBILE HOME PARK**

**PARCEL I:**

**PART OF J.B. RICHARDVILLE, JR. RESERVE IN TOWNSHIP 27  
NORTH, RANGE 4 EAST, CITY OF PERU, MIAMI COUNTY,  
INDIANA, MORE FULLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE INTERSECTION OF THE NORTH LINE  
OF OLD U.S. 31 AND 24 (THE SAME BEING THE EXTENSION  
OF WEST MAIN STREET, PERU, INDIANA) AND THE WEST  
LINE OF THE NORFOLK AND SOUTHERN RAILROAD  
(FORMERLY THE NICKLE PLATE RAILROAD); THENCE  
NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG  
SAID NORTH LINE A DISTANCE OF 329.80 FEET; THENCE  
NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A  
DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST  
A DISTANCE OF 284.91 FEET; THENCE NORTH 00 DEGREES 49  
MINUTES 00 SECONDS EAST A DISTANCE OF 825.11 FEET TO  
A POINT 32 FEET SOUTH OF THE SOUTH RIGHT OF WAY**

LINE OF THE ABANDONED C & O RAILROAD; THENCE NORTH 64 DEGREES 36 MINUTES 16 SECONDS EAST A DISTANCE OF 109.89 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID RAILROAD, EASTERLY A DISTANCE OF 596.95 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1112.92 FEET AND HAVING A CHORD BEARING SOUTH 80 DEGREES 45 MINUTES 56 SECONDS EAST AND A CHORD DISTANCE OF 589.82 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 367.50 FEET (383.60 FEET, RECORD DISTANCE); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 253.50 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 239.40 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 154.80 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.437 ACRES, MORE OR LESS.

**PARCEL II (EASEMENT):**

INCLUDING AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A PART OF J.B. RICHARDVILLE, JR. RESERVE IN TOWNSHIP 27 NORTH, RANGE 4 EAST, CITY OF PERU, MIAMI COUNTY, INDIANA, MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF OLD U.S. 31 AND 24 (THE SAME BEING THE EXTENSION OF WEST MAIN STREET, PERU, INDIANA) AND THE WEST LINE OF THE NORFOLK AND SOUTHERN RAILROAD (FORMERLY THE NICKLE PLATE RAILROAD); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 329.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 30.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 210.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.145 ACRES IN SAID EASEMENT.

**PARCEL III:**

**BOURNE END MOBILE HOME PARK**

**PART OF THE SOUTH HALF OF SECTION 23 AND PART OF THE NORTH HALF OF SECTION 26 IN TOWNSHIP 27 NORTH, RANGE 4 EAST, MORE FULLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 27 NORTH, RANGE 4 EAST; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 110.70 FEET TO THE POINT OF BEGINNING BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF THE NORFOLK AND SOUTHERN RAILROAD (FORMERLY THE TOLEDO, WABASH & WESTERN RAILROAD); THENCE NORTH 72 DEGREES 18 MINUTES, 36 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 685.37 FEET TO AN IRON PIPE; THENCE SOUTH 00 DEGREES 08 MINUTES 11 SECONDS EAST A DISTANCE OF 2.63 FEET TO THE NORTHERLY RIGHT OF WAY OLD U.S. 24; THENCE ALONG THE NORTHERLY RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,742.02 FEET A DISTANCE OF 579.60 FEET AND A CHORD BEARING SOUTH 55 DEGREES 15 MINUTES 58 SECONDS WEST AND A LENGTH OF 576.40 FEET; THENCE SOUTH 45 DEGREES 44 MINUTES 36 SECONDS WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 614.20 FEET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY ALONG THE CURVE TO THE RIGHT HAVING A RADIUS OF 1,532.02 FEET A DISTANCE OF 608.31 FEET AND A CHORD BEARING SOUTH 57 DEGREES 7 MINUTES 6 SECONDS WEST AND A LENGTH OF 604.32 FEET; THENCE SOUTH 21 DEGREES 30 MINUTES 24 SECONDS EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 5.00 FEET; THENCE ALONG THE NORTHERLY RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,537.02 FEET A DISTANCE OF 75.11 FEET AND A CHORD BEARING SOUTH 69 DEGREES 53 MINUTES 36 SECONDS WEST A LENGTH OF 75.11 FEET; THENCE SOUTH 71 DEGREES 17 MINUTES 36 SECONDS WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 50.00 FEET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,764.79 FEET A DISTANCE OF 21.70 FEET AND A CHORD BEARING SOUTH 71 DEGREES 31 MINUTES 05 SECONDS WEST AND A LENGTH OF 21.70 FEET TO THE EAST LINE OF FRANCIS GODFROY RESERVE NO. 12; THENCE NORTH 00 DEGREES 02 MINUTES 43 SECONDS EAST**

**ALONG SAID EAST LINE A DISTANCE OF 644.48 FEET TO THE SOUTHERLY LINE OF SAID NORFOLK AND SOUTHERN RAILROAD; THENCE NORTH 72 DEGREES 18 MINUTES 36 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 949.13 FEET TO THE POINT OF BEGINNING. CONTAINING 12.769 ACRES, MORE OR LESS.**

Together with improvements, rents, issues, income, and profits thereof, said sale shall be made without relief from valuation or appraisal laws.

**Parcel #: 52-08-33-200-022.000-016 and 52-08-26-200-001.000-016**

**Tax Parcel #: 021-90420-00 and 021-67510-00**

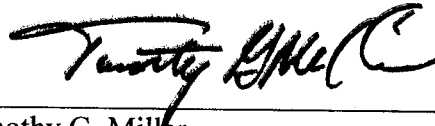
**Address: 3 Wycombe drive, Peru, Indiana 46970 and 906 West Main Street, Peru, Indiana 46970**

4-23, 2012.

Plaintiff's Attorney:

Alan K. Mills, Esq. (#10116-49)  
Jonathan D. Sundheimer, Esq. (#29505-29)  
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Indianapolis, IN 46204  
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*Attorneys for WBCMT 2006-C27 Peru  
Homes, LLC*



Timothy G. Miller  
Sheriff of Miami County, Indiana

*The Sheriff's Department does not warrant the accuracy of any street address published herein.*

**Please Serve the Following Parties via U.S. Mail, Certified, Return Receipt Requested:**

Jancy, LLC  
c/o Carolyn Williams  
Sherwood MHP Manager  
906 West Main Street  
Peru, Indiana 46970

Gary A. Balkenbusch  
2267 Dowey Terrace Drive  
Ellisville, Missouri 63011